



Order Filed on January 22, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

RAS Citron, LLC

Authorized Agent for Secured Creditor

130 Clinton Road, Lobby B, Suite 202

Fairfield, NJ 07004

Telephone: 973-575-0707

Facsimile: 973-404-8886

In Re:

Brian Eric Blondek,

Debtor,

Michele Christine Blondek,

Joint Debtor.

Case No.: 19-11547-MBK

Chapter: 13

Hearing Date: January 22, 2020

Judge: Michael B. Kaplan

Recommended Local Form:

☒ Followed

☐ Modified

ORDER VACATING STAY and CO-DEBTOR STAY

The relief set forth on the following page, is hereby **ORDERED**.

DATED: January 22, 2020

A handwritten signature of Michael B. Kaplan in black ink, written over a horizontal line.
Honorable Michael B. Kaplan
United States Bankruptcy Judge

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Debtors: Brian Eric Blondek and Michele Christine Blondek

Case No.: 19-11547-MBK

Caption of Order: **Order Vacating Stay**

Upon the motion of U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-8F, Mortgage Pass-Through Certificates, Series 2005-8F, ("Secured Creditor") under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property and Co-Debtor Stay pursuant to 11 U.S.C. §1301 (c) as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

☒ Real property more fully described as:

9 Belle Drive, West Long Branch, New Jersey 07764

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtors and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

It is further ORDERED that the Co-Debtor stay under 11 U.S.C. 1301 (c) is vacated.

Secured Creditor shall serve this Order on the Debtors, any trustee, and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Brian Eric Blondek
Michele Christine Blondek
DebtorsCase No. 19-11547-MBK
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 23, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 25, 2020.

db/jdb +Brian Eric Blondek, Michele Christine Blondek, 9 Belle Drive,
West Long Branch, NJ 07764-1003Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 25, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 23, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Aleisha Candace Jennings on behalf of Creditor U.S. Bank National Association, as Trustee,
successor in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan
Trust 2005-8F, Mortgage Pass-Through Certificates, Series 200 ajennings@rasflaw.comAleisha Candace Jennings on behalf of Creditor U.S. Bank National Association, as Trustee,
successor in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan
Trust 2005-8F, Mortgage Pass-Through Certificates, Series 2 ajennings@rasflaw.comCharles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee,
successor in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan
Trust 2005-8F, Mortgage Pass-Through Certificates, Series 200 cwohrlab@LOGS.com,
njbankruptcynotifications@logs.comCharles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee,
successor in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan
Trust 2005-8F, Mortgage Pass-Through Certificates, Series 2 cwohrlab@LOGS.com,
njbankruptcynotifications@logs.comDenise E. Carlon on behalf of Creditor Gulf Harbour Investments Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.comKevin Gordon McDonald on behalf of Creditor Gulf Harbour Investments Corporation
kmcDonald@kmlawgroup.com, bkgroup@kmlawgroup.comRebecca Ann Solarz on behalf of Creditor Gulf Harbour Investments Corporation
rsolarz@kmlawgroup.comShauna M Deluca on behalf of Creditor U.S. Bank National Association, as Trustee, successor
in interest to Wachovia Bank, National Association, as Trustee for GSR Mortgage Loan Trust
2005-8F, Mortgage Pass-Through Certificates, Series 200 sdeluca@rasflaw.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

William H. Oliver, Jr. on behalf of Debtor Brian Eric Blondek courtdocs@oliverandlegg.com,
R59915@notify.bestcase.comWilliam H. Oliver, Jr. on behalf of Joint Debtor Michele Christine Blondek
courtdocs@oliverandlegg.com, R59915@notify.bestcase.com

TOTAL: 12